

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. ZONING
Article 2.2. Conventional Zoning Districts
Division 2.2.2. Residential

Section 2.2.2.1. Residential Estate (RE)

- (a) *Intent.* The purpose and intent of this district is to allow low-density, large-lot residential and related uses.
- (b) *Permitted Uses (P) and Structures.* The following uses and structures are permitted in this district:
 - (1) Single-family detached.
 - (2) Emergency services.
 - (3) Family day care homes.
 - (4) Park, public or not-for-profit.
- (c) *Permitted Accessory Uses and Structures.* (For additional conditions, see Article 3.1. Accessory Uses and Structures.)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
 - (1) Horse stable.
 - (2) Cluster subdivision. (see Article 4.2. Cluster Development)
 - (3) Telecommunications facility, 50 feet or less in height. (see Division 3.6.5. Communication Towers)
 - (4) Model residential unit.
 - (5) Bed and breakfast, 1 or 2 bedrooms.
 - (6) Home occupation Type 1. (see Article 3.4. Home Occupations)
 - (7) 4H uses and activities.
 - (8) Guest home (must meet density requirements).
- (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by Special Exception shall be unlawful in this district, including manufactured homes.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
 - (1) Animal sanctuary, zoo.
 - (2) Domestic animal breeding.
 - (3) Plant nursery.
 - (4) Cemetery, mausoleum.
 - (5) Day care, adult or child.
 - (6) Public building.
 - (7) Elementary, middle, or high school.
 - (8) University or college.
 - (9) Community garden. (see Division 3.6.4. Community Garden.)

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- (10) Fish and wildlife management area, nature preserve.
- (11) Private landing field.
- (12) Telecommunications facility, greater than 50 feet in height. (see Division 3.6.5. Communication Towers.)
- (13) Essential services.
- (14) Bed and breakfast, 3 or more bedrooms.
- (15) Clubhouse, community center.
- (16) Place of worship. (see Division 3.7.4. Place of Worship)
- (17) Home occupation Type 2. (see Article 3.4. Home Occupations.)
- (18) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

	RE-1	RE-5
Lot (min.)		
Area (acres)	1	5
Width (ft.)	125	250
Yard (min. ft.)		
Front	40	40
Side	20	20
Rear	15	15
Abutting water	20	20
Bulk (max.)		
Lot coverage	20%	20%
Height (ft.)	38	38
Density (units/acres)	1 per acre	1 per 5 acres

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

- (g) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (h) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.